

Department of Planning and Building
County of San Luis Obispo

GENERAL PLAN ANNUAL PROGRESS REPORT

FISCAL YEAR 2010-11



OUR MISSION:

PROMOTING THE WISE USE OF LAND

HELPING TO BUILD GREAT COMMUNITIES

Reviewed by the Board of Supervisors
October 11, 2011

COUNTY OF SAN LUIS OBISPO

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Introduction

This report reviews the activities that took place to implement the County General Plan between July 1, 2010 and June 30, 2011. The General Plan is the blueprint for the future physical, economic and social development of the unincorporated areas of the county, outside cities. It implements California laws that regulate land use planning and development. This report fulfills a state requirement to measure progress in implementing the General Plan. The scope of the report includes:

- Status of the General Plan documents,
- Major planning activities that were begun, worked on or completed,
- Changes to plans and ordinances to implement plan policies,
- Residential development in relation to Housing Element goals, and
- Number of public hearings held for development and amendment applications.

The County of San Luis Obispo is a local government that serves over 100,000 people within the unincorporated area (outside incorporated cities). It is required by the State of California to protect resources, plan an orderly distribution of land uses and apply fair and equitable regulations for new development.

The Department of Planning and Building provides services within several roles: as visionary, statistician, designer, regulator and protector of public health, safety and welfare, to name a few. Within all of its roles, the Department's major responsibility is to serve the public with cost-effective and courteous service, and to represent the public's interest by creating fair and equitable policies and recommendations. These ethical commitments are the foundation of the recommendations and decisions of the Planning and Building Department. The Department serves the following key stakeholders:

- The **Board of Supervisors** has the major role of deciding the direction and implementation of the General Plan, through its decisions on proposed plan amendments, applications, and priorities and funding.
- The **clients** are applicants and the public who receive immediate and direct services from the Department.
- The **general public**, as the "end-user" of the general plan, has the important role of shaping the purpose, meaning and effect of the General Plan through participation in drafting, reviewing and commenting on plans, ordinances and permits.
- The **employees** of County departments and non-County agencies have varying roles implementing the General Plan.

The County General Plan

The General Plan is both the vision and blueprint for how the County as a community wants to develop and grow while protecting valued resources. **The General Plan provides policies for planning land uses and for allowing new development and land divisions.** It also is the vision for protecting special places such as the landmark Morros; essential uses such as agriculture; and resources such as air, water, and plant and animal habitats. Currently the General Plan includes the documents, called elements, shown in Table 1, which also includes brief information about their status and whether they are required or optional.

State law requires that each city and county adopt a general plan "for the physical development of the county or city, and any land outside its boundaries which bears relation to its planning."

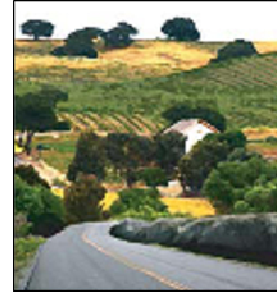
Table 1, General Plan Elements

Element	Required or Optional	Date of Adoption or Last Major Revision	Comment
Land Use* Framework for Planning*	Required	<u>2009</u>	Framework for Planning guides planning for the 15 Area Plans. An update of the Land Use and Circulation Elements, including the Area Plans, was authorized on July 15, 2008 by the Board of Supervisors.
<u>Area Plans:</u>	Required		
Adelaida	Required	1980	
El Pomar-Estrella	Required	2003	
Estero	Required	2009	
Huasna-Lopez	Required	1986	
Las Pilitas	Required	1980	
Los Padres	Required	1980	
Nacimiento	Required	1980	
North Coast	Required	2008	
Salinas River	Required	1996	San Miguel community plan update in progress
San Luis Bay	Required	1980	
San Luis Bay Coastal	Required	1990	
San Luis Obispo	Required	1994	
Shandon-Carrizo	Required	1980	Shandon community plan update in progress
South County	Required	1994	
South County Coastal	Required	1990	
Local Coastal Plan - Coastal Plan Policies	Required	2004	
Circulation	Required	2009	
Housing*	Required	2009	Update adopted on August 25, 2009 by Board of Supervisors, and then certified by the State on Jan 13, 2010.
Conservation and Open Space	Required	2010	
Noise	Required	1992	
Safety*	Required	1999	
Agriculture	Optional	1998	
Master Water & Sewer Plan	Optional	1972	
Offshore Energy*	Optional	2010	
Economic	Optional	1999	
Parks and Recreation	Optional	2006	
Notes: * = Received outstanding plan award from American Planning Association; <u>Underline</u> = Change in status			

Major Planning Activities

Land Use and Circulation Elements- Update and Consolidation

In July 2008, the Board of Supervisors authorized a comprehensive update to the Land Use and Circulation elements in the rural parts of the county. The primary aim is to consolidate and reorganize portions of the County Land Use Element and Land Use Ordinance for both inland and coastal areas. The update will also take a regional approach to growth and resource issues and identify potential areas for future expansion of unincorporated towns. It will be shaped by and help carry out adopted Strategic Growth principles and policies, as well as the County's conservation, housing and economic goals.



Following initial research and technical work, the project began formally in January 2010. An intensive public education and outreach effort began in spring 2010. In March 2011, the Board directed staff to undertake a two-phased approach to the LUCE.

- **Phase I** will consist of consolidation and reorganization of the Land Use Element and Land Use Ordinance to make it more streamlined and user-friendly. No changes to existing land use categories (zoning) will be proposed in Phase 1. The first phase will also include preparation of countywide viewshed standards. A draft of those items is planned for early 2012.
- **Phase II** is to focus on rural policies, programs and standards, and is to begin in mid-to-late 2012. Phase II will continue the extensive outreach and education program that had already begun, including collaboration with cities and agencies. Phase II will require preparation of an EIR. A public review draft of the Phase II work is planned for Spring 2013.

Shandon Community Plan Update

The update of the Community Plan for Shandon looks at land use, natural resources, circulation, public facilities and financing, housing, economic development, and community growth and vision. The Public Hearing Draft Plan and Environmental Impact Report were released in 2010. Public hearings started in March of 2011 and are expected to be completed by the end of 2011.

Economic Strategy

A countywide economic strategy has been prepared through a collaboration of public, nonprofit and private stakeholders, with the nonprofit Economic Vitality Corporation (EVC) acting as lead agency. It was released on November 5, 2010, but is considered a "living document" that will be revised as its actions are completed and new actions identified. The Economic Strategy was developed by more than 100 local business owners after an in-depth analysis of the types of businesses (or "clusters") was completed.

The Economic Strategy will also provide important guidance for pending amendments to the County's existing Economic Element of the General Plan. Once amended, the Economic Element will likely contain goals and policies, but most of the implementing actions will be established in the EVC's Economic Strategy. Actions proposed in the Economic Strategy will be implemented by "civic entrepreneurs" (consisting of business owners) and organizations other than city or county government. However, some actions by the County and cities will be appropriate to complement and facilitate success of the civic entrepreneurs as they

implement their Economic Strategy. The Economic Strategy and related information can be found on the EVC website: <http://www.sloevc.org/>.

EnergyWise Plan

The EnergyWise Plan, known originally as the Climate Action Plan, has been prepared in response to policies and a program in the County General Plan's Conservation and Open Space Element (Implementation Strategy AQ 4.2.5 – Prepare and Implement a Climate Action Plan). The County of San Luis Obispo (County) acknowledges that global climate change may have significant impacts locally and throughout California unless significant steps are taken to reduce greenhouse gas (GHG) emissions.

The EnergyWise Plan (Plan) demonstrates the County's continued commitment to address the challenges of climate change by reducing local GHG emissions, with an emphasis on improving the energy efficiency of buildings and transportation, and preparing to adapt to a changing climate.

- This Plan identifies how the County will achieve the GHG emissions reduction target of 15% below baseline levels by the year 2020, which is called for in the Conservation and Open Space Element (Goal 4 – Air Quality chapter).
- In addition to reducing GHG emissions, the measures in the Plan will provide co-benefits to residents and businesses such as lower energy bills, improved air quality, expanded economic growth, and enhanced quality of life. The Plan will also carry out the intent of AB 32 and Governor's Executive Order S-03-05 to reduce GHG emissions to 1990 levels by the year 2020.
- This Plan will also assist the County's participation in the regional effort led by the San Luis Obispo Council of Governments to implement land use and transportation measures to reduce regional GHG emissions from the transportation sector by 2035 (per Senate Bill 375).

A Planning Commission study session for the EnergyWise Plan is scheduled for September 8th and a public hearing on the 29th, 2011.

Board of Supervisors' hearings are scheduled on November 22nd and December 6th, 2011.

General Plan Amendments

Changes or amendments to the General Plan occur through applications by the public or by County government after authorization to proceed by the Board of Supervisors. State law requires the General Plan to be kept current. Updates should occur periodically. The following amendments were approved in FY 2009-10:

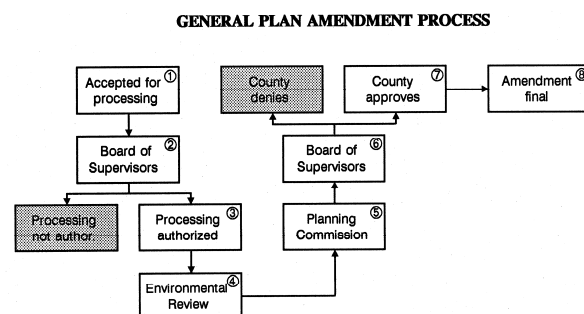


Table 2
General Plan Amendments Completed - Fiscal Year 2010-11

Amendment	Description
LRP2009-00007 County of SLO	Amend the Land Use Element and Conservation and Open Space Element designations for properties added to Agricultural Preserve. Approved 8/24/2010.
LRP2009-0003 Jack's Helping Hand, Inc.	Amend the South County Area Plan of the Land Use Element from Agriculture to Public Facilities, amend the Conservation and Open Space Element map from Agriculture the Multi-Use Public Land, and amendment to Title 22 to add planning area standards for the site and disestablish an agricultural preserve on the site. Approved 12/14/2010.
LRP2009-00004 - Odoan	Amend the Salinas River Area Plan of the Land Use Element to change the land use category from Commercial Retail to Commercial Service. Approved 12/14/2010.

Implementing the General Plan

Implementation of the General Plan occurs through a variety of activities including development of private and public property, and passage of land use ordinances. Programs and strategies are also implemented to develop needed public facilities, add services and commit public resources to building and maintaining streets, facilities and buildings.

Ordinance Amendments

Ordinances implement the General Plan by regulating land use and development, such as the *Land Use Ordinance* (which is adopted as the zoning ordinance), or by managing the rate of growth as in the *Growth Management Ordinance*. Decisions to approve or deny permits or land divisions are based on these and other ordinances.

The Land Use Ordinance (LUO) is the official zoning ordinance for the County of San Luis Obispo; it implements General Plan policies with zoning standards. In Fiscal Year 2009-10, the following Land Use Ordinance and other amendments were approved:

Table 3
Ordinance Amendments Approved - Fiscal Year 2010-2011

Amendment	Description
LRP2009-00002 County of SLO	Amend the Land Use Ordinance (Title 22 and 23) to incorporate emergency shelters, transitional housing, and supportive housing per State Law Sections 65582, 65583 and 65589.5. Approved 8/24/2010
LRP2008-00011 – Coastal Christian School	Amend Section 22.106.020F.2 of Title 22 of the Land Use Ordinance to allow a proposed K-12 school to be served by an on-site well, rather than municipal water service. Approved 12/14/2010.
LRP2008-00012 County of SLO	Amend Sections 22.22, 22.24 and 22.26 of Title 22 of the Land Use Ordinance (the Transfer of Development Credits [TDC] program. Approved May 10, 2011.

Amendment	Description
LRP2010-00009 County of SLO	Amend Title 26 of the County Code, the Growth Management Ordinance, regarding fiscal year reference updates for the Nipomo Mesa area. Applicable Countywide. Approved 5/24/2011.

Strategic Growth Implementing Strategies

On November 24, 2009, the Board of Supervisors authorized staff to work on several ordinance and plan amendments and other measures to implement strategic growth policies, as shown in Table 4. Amendments will be proposed in two projects:

- **GPA-1:** Change several plans and ordinances to plan for infrastructure and street projects in the long-term. Plan and ordinance review, public participation and preparation of a Public Review Draft are scheduled late 2011. An environmental determination and preparation of a Public Hearing Draft will follow, leading to public hearings by May, 2012.
- **GPA-2:** Promote multi-family, mixed-use and other infill development in communities and remove regulatory obstacles to their completion. Consultant selection, public participation and preparation of a Public Review Draft are scheduled for Fall and Winter, 2012. An environmental determination will follow, which will lead to a Public Hearing Draft and scheduling of public hearings.

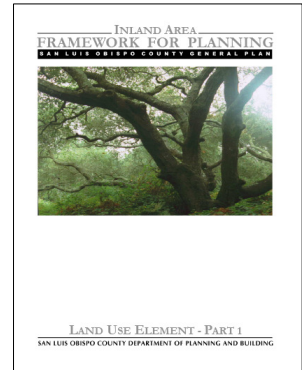


Table 4
Strategic Growth Implementing Strategies – Phase 1

GPA 1: Resources and Infrastructure Planning & Funding	
1.1	Revise the Land Use Element, Land Use Ordinance and the Growth Management Ordinance to assure sustainable resource capacities for long-term growth.
2.8	Revise the Resource Management System and the Growth Management Ordinance to give a higher priority to serving existing and strategically planned communities with adequate resources, streets and infrastructure, over outlying rural areas.
2.9	Conduct long-term planning (20+ years) to fund and provide additional, sustainable public resources, services and facilities in sufficient time to avoid overburdening existing resources, services and facilities.
Services 1.b Share the cost of additional services and facilities among those who most immediately benefit and the entire community.	
2.11	Create an infrastructure policy that addresses the following goals: <ul style="list-style-type: none"> 1. New development pays its fair share. 2. The larger community pays its fair share for existing deficiencies and improvements providing general benefit. 3. Infrastructure is in place or funded concurrent with the need. 4. Funding mechanisms such as community facilities districts.

GPA 2: Promoting Infill & Removing Obstacles to Strategic Growth

2.13	Enact revisions to the Land Use and the Real Property Division Ordinances to revise or introduce regulations that will promote urban infill instead of prevent it. Consider regulations such as, but not limited to parking, height limits, lot coverage, minimum lot size, minimum densities, setbacks, street widths and similar development standards.
6.1	Implement the Housing Element to implement these policies. <i>Proposed Amendments:</i> <i>a. Research zoning more land and increasing minimum densities within communities.</i> <i>b. Consider moderate-density residential zoning and mixed use commercial land uses within San Miguel and Templeton, within two pilot target areas where resources and infrastructure can accommodate additional growth. This project is outlined further below in sub-section 2.</i>
6.2	Update the Land Use Ordinance and LUE area plans to encourage a diversity of housing (sizes, types, and costs) within subdivisions and neighborhoods.
6.4	Amend the Land Use Ordinance to require site designs for condominium and planned development projects that provide a range of housing sizes, footprints and design features.
6.5	Modify the Land Use Element and Land Use Ordinance to allow and encourage a diversity of housing (sizes, types, costs) within subdivisions and neighborhoods.
7.1	Revise the Countywide Design Guidelines, the Land Use Element and Land Use Ordinance (LUE/LUO) to guide the design of, and offer incentives for affordable mixed-use buildings.
7.2	Encourage mixed-use development through affordable housing programs and regulations.

Resource Management System and Growth Management Ordinance

On April 29, 2009, the Board of Supervisors authorized a number of measures, shown in Table 5, to improve the Resource Management System and the Growth Management Ordinance. Several amendments are being considered, such as updating the time frames for establishing thresholds for Levels of Severity within the Resource Management System. Although progress has been limited by staffing shortages and other priority assignments, the amendments are planned to proceed this Fall in combination with the GPA-1 project in Table 4 above.

Table 5
Authorized Amendments for the Resource Management System
and the Growth Management Ordinance

Resource Management System (RMS) and Related Changes	
a.	Recalculate lead times for responding to Levels of Severity in cooperation with the Public Works Department, community services districts and Caltrans
b.	Institute mandatory actions to respond to Levels of Severity for all resources tracked by the RMS
c.	Include highway interchanges in the RMS in consultation with Caltrans
d.	Create incentives for water conservation and cooperative ground water basin management
e.	Levy fees on rural development when such development affects urban services
Growth Management Ordinance (GMO) strategies based on resource constraints	
a.	Define growth management areas as groundwater basins instead of communities
b.	Set growth rates at low levels in areas of LOS I-III

Los Osos Retrofit Program

In 2008, the Board of Supervisors adopted two ordinances to address water issues in the community of Los Osos:

- **Title 8 – Retrofit of Plumbing Fixtures Upon Sale:** The amendment requires toilets, showerheads and aerators to be retrofitted when a property sells. Toilets are to be replaced with 1.28 gallons per flush (gpf) High Efficiency Toilets (HET). Showerheads are replaced with 2.5 gallons per minute (gpm) or 1.5 gpm showerheads. Existing 1.6 gpf toilets can remain in place.

As of September 2011, the Department has received 315 retrofit forms. These 315 retrofit forms (not all properties that submitted forms had to be retrofitted) represent a savings of approximately 13 acre feet per year.

- **Title 19 – Water Conservation Provisions:** This amendment requires new development to retrofit enough structures to save twice the amount of water to be used by the new development.

As of September 2011, the Department has issued 9 water conservation certificates for new development. Of these 9 properties, two building permits have been issued. According to the 2009-2010 Annual Summary Report, there were 5564 water connections in the community and a total water demand (gross pumping) of 1743 acre feet. That relates to approximately 0.31 acre feet per connection per year. Updated information from last calendar year (January – December 2010) shows demand of 1623 acre feet/year (approximately 0.29 acre-feet/year).

The 315 retrofit forms represent approximately 13 acre feet/year (afy) of water savings. The nine water conservation certificates represent approximately 3.0 afy to 4.5 afy of new water demand.

Paso Robles Groundwater Basin Resource Capacity Study

In February 2011, the Board of Supervisors adopted the Paso Robles Groundwater Basin Resource Capacity Study (RCS). The RCS contained several recommended measures that would help water conservation and efficiency efforts throughout the basin. In March 2011, the Board of Supervisors directed staff to implement the RCS land use measures on a priority basis. Since that time, staff has:

- Developed a web page dedicated to groundwater basin issues.
- Prepared and mailed a four-page newsletter discussing basin issues to over 6,000 addresses in North County.
- Held two well-attended public meetings (One in Creston and one in Paso Robles) regarding basin issues.
- Followed up the public meetings with an outline of proposed policy and ordinance changes.

Once the Department receives comments on the outline, ordinance and policy revisions can be prepared and then further refined and reviewed through the public process. The proposed ordinance and policy revisions are expected to come to your Board in April 2012.

Implementation Programs

The General Plan is static unless its vision, goals and concepts are implemented in policies or projects on the ground. Each element (document) of the General Plan contains programs to complete. Each area plan within the Land Use Element (LUE) also includes programs to fulfill needs for local services, transportation, resources and land use. Most of these programs have been prioritized by the Board of Supervisors with community input.

On March 29, 2011, the Board of Supervisors set 10 General Plan programs as the highest priority to implement during this fiscal year, in addition to other already authorized activities. The programs are listed below with comments on their status:

- **Implement permit streamlining measures and incentives for projects in alignment with Board priorities and in collaboration with a Streamlining Committee.**

Status: In Progress. Two Process Improvement Committees (PICs) were established. Meetings were held with both PICs through April 2011. The results and an accompanying implementation plan were completed and presented to the Board of Supervisors in June 2011. Implementation of all recommendations should be completed by the end of 2011.

- **Adopt and begin implementation of the EnergyWise (Climate Action) Plan.**

Status: In Progress. The Public Hearing Draft and draft EIR Addendum (to the COSE EIR) were released in August 2011. A Planning Commission study session is scheduled on September 8, and the first hearing is scheduled to begin on September 29. Board hearings are expected to occur in November and December.

- **Adopt and begin implementation of the Economic Strategic Plan in collaboration with the Economic Vitality Commission.**

Status: In Progress. The Economic Vitality Corporation has completed the strategy and it became available to the public on November 5, 2010. The Board of Supervisors authorized a companion update to the County's Economic Element of the General Plan on September 6, 2011.

- **Prepare ordinance amendments to implement a Planned Development Ordinance.**

Status: In Progress. Preparation of the draft ordinance is underway. A draft of the ordinance is scheduled to be released winter 2011/12.

- **Prepare general plan and ordinance amendments for review and approval to modify the agricultural cluster policies and provisions.**

Status: In Progress. Draft amendments are prepared and out for public review. The Draft Environmental Impact Report was released in early September 2011. Public hearings are scheduled to begin in winter 2011/12.

- **Prepare the Public Review Draft of the Land Use and Circulation Element update and Environmental Impact Report.**

Status: In Progress. Plan preparation is underway. Public outreach program, including stakeholder interviews, has been occurring in 2010 and 2011. On March 29, 2011, the Board directed staff to undertake a two-phased approach to the LUCE. The first phase will focus on consolidation and reorganization of the Land Use Element and Land Use Ordinance to streamline it and make it user-friendly. The first phase will also include preparation of countywide watershed standards. A

draft of those items is planned for 2012. Phase II is to focus on rural policies, programs and standards, and is to begin in late 2012 / early 2013.

- **Complete the draft Los Osos Habitat Conservation Plan - begin Fish and Wildlife agency review.**

Status: In Progress. Consultation between agencies and county staff is occurring. Phase I - which includes the agency review draft plan is scheduled to be completed by winter 2011/12. Phase II - which includes the public review draft plan is scheduled to be completed by spring/summer 2012.

- **Complete Paso Robles Groundwater Basin Resource Capacity Study (RCS).**

Status: In Progress. The Board approved the study on February 1, 2011. On March 29, 2011 the Board made implementation of the RCS a top Department priority and directed staff to proceed with the recommended plan and ordinance amendments. The public outreach web page is up on the Department's website. The first edition of the newsletter was mailed to 6,140 addresses in the basin on May 26, 2011. The direct mailing was followed by two public meetings in June 2010. Planning, Public Works and Public Health staff hosted the two events. Draft ideas for ordinance and plan amendments called a "program outline" were sent out to stakeholders and posted on the Department's web site in August 2011. A draft of the ordinance and plan amendments is expected in Fall/Winter 2011 with public hearings to start in 2012.

- **Adopt ordinance amendments regarding Special Events.**

Status: In Progress. On July 28, 2011, the Planning Commission recommended specific amendments to the Board of Supervisors relative to special events. The Board will consider the Planning Commission's recommendation beginning on October 4, 2011.

- **Update the Shandon Community Plan.**

Status: In Progress. A Public Hearing Draft Community Plan and a Final EIR have been released. The Planning Commission held public hearings from March continuing through September 2011 but have yet to reach a final recommendation. Board hearings are expected to begin in November 2011.

Economic Element Programs

The following key actions were taken by the County in the past year to implement programs of the Economic Element:

Program 1.h.2: Maintain and improve, as appropriate, a county-wide system for delivery of economic development services.

- The County provided funding from its general fund to the nonprofit Economic Vitality Corporation (EVC) for implementation of business retention, attraction and expansion services. The County has provided such funding for sixteen years.
- The County provided funding through its Community Development Block Grant (CDBG) program to the EVC, Mission Community Services Corporation and Cuesta College for a variety of services to small businesses. These services enabled small businesses to prepare business plans, develop manageable accounting and payroll systems and learn about international trade.

Program 2.g.1: Continue to support efforts to strengthen the identity of San Luis Obispo County as a regional destination and to increase the duration of visitor stays.

- The County recently established a county-wide Business Improvement District to provide ongoing funds for marketing the county as a tourist destination.

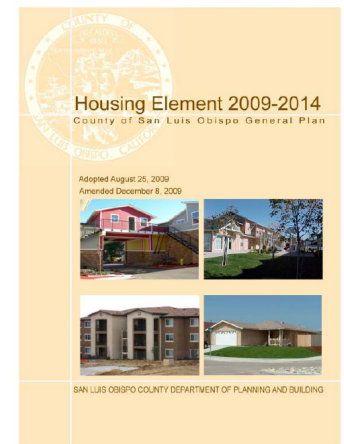
Program 4.a.7: Recruit business involvement in economic development.

- The County provided funding to the EVC for both preparation and implementation of the SLO County Clusters of Opportunity Economic Strategy. This Economic Strategy is comprised of key actions identified and implemented by business leaders to foster a vibrant local economy.

Housing Element Implementation Activities

On August 25, 2009, the Board of Supervisors adopted the 2009 Housing Element, which covers the five-year period from 2009 to 2014. Since approval of the Housing Element Update in 2009, the County has completed the following:

- Allocated \$8,747.95 from the in-lieu fee account to pay for future development impact fees of affordable housing units - 2010
- Allocated over \$1.4 million in 2010 HOME grant funds for construction of affordable housing projects and the first time home buyer program
- Allocated \$15,000 of 2010 CDBG funds to rehabilitate homes
- Facilitated affordable housing through advocacy, education and support by Planning Department staff being actively involved with community groups such as the Workforce Housing Coalition, Housing Trust Fund Board, and the Homeless Services Oversight Council – Ongoing, 2010
- Completed an Analysis of Impediments to Fair Housing Choice for 2010-2015 – May 2010
- Rehabilitated two housing units for lower income households using grant funds– 2010
- Presented the Board of Supervisors with a draft ordinance that would allow a higher mobile home park density (10 units/acre) in mobile home parks in all residential urban areas and provide incentives to encourage senior mobile home parks – January 2011
- Completed General Plan and ordinance amendments to include emergency shelters, transitional housing, and supportive housing per State law – August 2010
- Established a 3-year eviction prevention program through the Homelessness Prevention and Rapid Re-Housing Program (HPRP) Grant – August 2009
- The Coastal Commission accepted the Board of Supervisor's approval of the Inclusionary Housing Ordinance, thus putting the ordinance into effect for the coastal area of the County – April 2011



The Housing Element and Affordable Housing Development

The primary purpose of the Housing Element of the County General Plan is to facilitate the provision of needed housing. The secondary purpose is to meet the requirements of State law and achieve certification by the California Department of Housing and Community Development, which in turn helps the County qualify for certain funding programs offered by the State.

The Housing Element in effect during this annual report review period was adopted by the

Board of Supervisors in August 2009, certified by the State in January 2010, and will be in effect through 2014. It documented that sufficient vacant land was designated in the County General Plan to accommodate housing needed by county residents of all income groups, as established in the Regional Housing Needs Plan (RHNP). Unfortunately, the production of new housing affordable to county residents proceeded at a pace that fell below the quantified objectives established in the Housing Element, as listed in Table 7. During the preceding five-year reporting period from January 2004 through December 2009, about 792 affordable units were developed, which was 57 percent of the County goal of 1,386 affordable units.

Table 7
Housing Objectives Compared to Units Built, 2009-2014 (Calendar Years)
 (NOTE: Table 7 reflects the *calendar year* Housing Element Reporting period)

		Very Low and Low Income	Moderate Income	Above Moderate Income	Total
1	Housing objectives 2009-2014 (Housing Element, pg 4-2)	858	418	924	2,200
2	Housing units completed in 2009	18	6	402	426
3	Housing units completed in 2010	72	4	249	324
4	Remaining unmet need to be met 2011-2014	768	408	273	1,450

Affordable Housing Projects Completed in 2010-2011 FY

A total of 19 affordable units were completed in 2010-2011 FY in the unincorporated county. These units include: 4 units in Templeton by People's Self Help Housing Corporation (Terebinth Lane Homes), 7 new secondary dwelling units countywide, 5 farm support quarters countywide, and 3 mixed use units.

The County also provided grant funding for: acquisition of 52 affordable apartment units in Templeton (Rolling Hills Apartments) by People's Self Help Housing Corporation, construction of 5 units for very-low income households in Arroyo Grande by Transitions Mental Health Association, the purchase of 2 condominiums for very low-income households in the City of San Luis Obispo by Transitions Mental Health Association, and loans for 3 first time home-buyers.

Residential Development Trends, FY 2010-2011

The pace of residential development is expected to remain slow for another year or more. This reduced construction activity reflects a slowing in the pace of home buying, increased inventory of unsold homes, tightening of mortgage credit, and a decreasing inventory of land where housing can be built. The trend in multi-family residential development (in all price ranges) has remained very low compared to detached single-family housing, as shown in Table 8.

Table 8
Trend in Residential Development, 2006 – 2010 FY

FINAL BUILDING PERMITS	2006-07	2007-08	2008-09	2009-10	2010-11
Single-Family	666	772	512	362	347
Multi-Family	66	99	80	14	26
Total new units	732	871	592	378	373
Percent of Total, Multi-Family	9.0%	11.3%	13.5%	3.7%	7.0%

Commercial Development Trends, FY 2010-2011

All new non-residential residential development is categorized here as “commercial” including public projects, rural and urban industries, sales and services businesses and offices. The total valuation of commercial development provides an indication of the value and changes through the last five years, as shown in Table 9:

Table 9
Trend in Commercial Development, FY
2007 – 2011

COMMERCIAL/PUBLIC PROJECTS	Issued Permit Valuations (\$)	Percent (%) Change	Final Building Permits	Percent Change
FY 2006-07	15,800,537		77	
2007-08	34,891,841	121%	106	38%
2008-09	30,529,292	-12%	107	1%
2009-10	20,264,410	-34%	99	-7%
2010-11	24,241,457	20%	96	-3%

Application Hearings

Table 10 lists the number of public hearings held on applications for development and policy decisions. A single application may involve several hearings that are included in the table.

Table 10
Application Hearings

Hearing Body and Type of Application	FY 2010-11	FY 2009-10	% Increase (Decrease)
Board of Supervisors — Total	129	147	(12%)
General Plan/Ordinance Amendments	12	20	(40%)
Agricultural Preserves	11	25	(56%)
Appeals	16	30	(47%)
Other Items	32	30	7%
Consent Items	58	42	(38%)
Planning Commission — Total	115	89	29%
Conditional Use Permit/Dev Plans	33	17	94%
Minor Use Permits	6	4	50%
Variances	4	2	100%
Tract Maps	2	9	(78%)
General Plan/Ordinance Amendments	25	21	19%
Appeal	4	0	400%
Consent Items (time ext, GP conformity reports, AG Preserves)	31	36	(14%)

Hearing Body and Type of Application	FY 2010-11	FY 2009-10	% Increase (Decrease)
Subdivision Review Board — Total	25	31	(19%)
Parcel Maps	14	18	(22%)
Lot Line Adjustments—Coastal	1	6	(83%)
Conditional Certificates	0	2	(100%)
Consent Items (time ext, public lots)	5	5	0%
Planning Department Hearings — Total	102	126	(19%)
Minor Use Permits:			
Residential Single Family	15	19	(21%)
Residential Additions	16	20	(20%)
Residential Multi Family	0	1	(100%)
Commercial/Industrial/Office	4	5	(20%)
Miscellaneous	44	63	(30%)
Road Names	3	4	(25%)
Lot Line Adjustments—Inland	18	13	(38%)
Appeal of Admin Fine	2	1	(100%)
Airport Land Use Commission — Total	3	15	(80%)
Project Reviews	3	15	(80%)
TOTAL ALL PROJECTS	374	408	(8%)